BUILDERS.

REASONABLE

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INVESTMENTS

LARGE

PERCENTAGE.

CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A.—BARGAINS. BARGAINS. BARGAINS.
On Henryss., man Market, 20x100, five story;
price Stil. 000: mortgage S30,000 at five per cent.
On Monroe at., near Pike, aix story;
rent \$3,500; price \$32,500; terms casy.
A. S. KALISCHER, 211 Canal at.

A. S. KALISCHER, 21. Canal St. A.—ON HOUSTON ST., WEST OF BROADWAY, ON line of the new business district, five story apartment dense; reat \$4,400; price \$40,000; mortgage \$25,000 st five per cent; terms to suit.

A. S. KALISCHER, 211 Canal st. A NEW BUSINESS BUILDING, SOUTH OF 14TH L, rented at \$8,000 per year, and all repair and water ax; one tenant for thirteen years; price \$80,000, wner, 171 Broadway, room 13.

A FIVE STORY SINGLE FLAT, FULL LOT, ALL mprovements, fine condition, near Washington Park, for 82,000; yields 10 per cent.

HARFT, 14 Clinton place (8th st.). TA.—SIX STORY APARTMENT, TWO STORES, RIVington st.; all rented; price \$40,000; will pay over ten
per cent; terms easy. BRUDI & BETTY, 1,216 34 av.

BEDFORD ST.—SIVE STORY BROWN STONE
front; one family front and rear; size 22/63/50/75; price
\$27,000. WM. S. RANSEY, 119 9th av. DWELLING.-WASHINGTON PLACE, NEAR 5TH av, three story basement: all Improvements; price asked \$13,500, want offer. McCOTTER, 150 West 4th at.

EAST 10TH ST., NEAR 2D AV.—DESIRABLE THREE tory House, 25x80x84,10; choice location and suitable altering into a flat house, altering into a flat house, FOLSON BROTHERS, 834 Broadway. FOLSON BROTTINGS, SO BYGANAS,

FOR SALE—A FIRST CLASS CORNER PROPERTY
IN 10th ward, with two five story and one four story
publidings on; will sell to a prompt buyer for a barrain.

T. SCOTT & SON, 1304 5d 4v., near 75th st. FINE DOWNTOWN IMPROVED DOUBLE FLAT, 40X 60x70; price \$31,000; mortgage \$22,000; great bargain, MAHONY, 12 Chambors.

GREENWICH STREET STORE PROPERTY FOR sais.—Five story (stores and apartments); good location; will be sold cheap. BRINTZINGER, 278 West 128th st.

LUDLOW ST. NEAR RIVINGTON ST.—TWO FOUR Story Double Tenements, eight rooms on floor; only \$30,000 for both. HIRAM RINALDO, 233 Grand st.

LOTS, PAYING GOOD INCOME; GREENWICH, Waverley place, Washington and King sts.; bargains, PULLER, 181 Herald office. \$15,000.-WEST WASHINGTON PLACE, JUST WEST of Sthar, three story brick Dwelling, 21x71, to close state. J. EDGAR LEAYCRAFT, 1,544 Broadway.

Above 14th St., 5th Av. to East River. A.-TWO HIGH CLASS RESIDENCES ON LENOX HILL, NOS 46 AND 48 EAST 72D ST., BETWEEN MADISON AND PARK AVS.

No. 48, corner Park av., 24 feet wide. No. 46, 23 feet wide, 60 feet in depth.

A .- TWO SUPREB DWELLINGS, 25 FEET WIDE.

NORTHWEST CORNER OF 71ST ST. BETWEEN MADISON AND STE AVS. OVERLOOKING LENGY PARK; SPECIAL ATTENTION HAS BEEN GIVEN TO SANITARY IMPROVEMENTS; PERFECT IN ALL DE TAILS.

\$17,000 (\$7,000 cash, balance mortgage) will buy hand-handsome English basement House; fine location. Ap-ply to owner, on premises, 144 Lexington av., near 28th st.

A.-ON 42D ST., NEAR 2D AV., EXTRA WIDE FIVE story improved Flat; three families on a floor; each has four rooms, hot and cold water and hathroom; reut 82,000; price 832,000; mortgage 821,000 at five per cent; to settle an estate.

A, S. KALISCHER, 211 Canal.

A BARGAIN-TWO STORY AND BASEMENT BROWN steas private House, lot 152110, in fine condition; all latest improvements; good investment; 85.50; terms to sait byer; open for inspection. 313 East 109th at., or NICHOLAS LOPARD, owner, I Great Jones at. A HANDSOME FOUR STORY BROWN STONE SIN-gle Flat, excellently located on wide street; perfect or-der; price only \$15,750; terms early DUFF & CONGER, 1,474 3d av.

A VisBY LOW PRICED HOUSE.

Four story stone front, near Park av., in Sixtles;
only Si5,000.

MORRIS B, BAER & CO., 70 and 72 West 34th st. A .-BROADWAY NEAR 14TH ST.-DESIRABLE Plot, 70x94.9; also Plot 44.8x94.9; will be improved to sail tenant; long lease. FOLSOM BROTHERS, 834 Broadway.

A BARGAIN-TWO FIVE STORY IS POOT DOUBLE Flats, 100 feet of 3d av., near "L" station, 47th st.; rent \$3,250; price \$50,000 each, OHARLES R. GREGOR, 514 3d av. A FINE, LARGE FIVE STORY STORE AND TENE-mant 25x75x100, northwest corner 1st av. and 60th st.;

mont, 25x75x100, northwest corner 1st av. And torne sell low to divide an estate.

CHAS. R. GREGOR, 514 3d av.

ATTENTION, INVESTORS!!!—CHOICE LEXINGTON avenue corner Flat, with Stores; all rebted; stoam heated; beautifully decorated; will sell for actual cost.

CODY, 1,435 3d av. A .- TWO OF THE BEST BUILT SINGLE FLATS IN Torkville, neighborhood of USG at , near Madison av ; di root from builder; cheap to a ready purchaser. Call only PICKEN & Lilly, 1,441 3d av.

A .- SPLENDID THREE STORY AND BASEMENT brown stone private Residence, neighborhood of Stat st. and Lazington av.: cheep to prompt buyer. Call only, PICKEN & Lilidy, 1,441 3d av. A FOUR STORY PACTORY, WITH 60 HORSE power engine, machiners, &c.; six Lats of Ground, two blocks from Grand Ceptral Depot. CENTRAL, 341 Her ald Uptown.

A.—DO YOU WANT A PRIVATE HOUSE! IF SO WE offer a three story in Yorkville, west of Lexington av.; private block; first class condition; \$17.000.

BRUDI & EMTTY, 1,216 3d av.

A.—BARGAIN—MUST BE SOLD; OWNER WANTS money: five story Single Fiat, close to Mount Morris Park, in first class condition; \$2,250 each necessary; no effer accepted.

BRUDI & BETTY, 1,216 3d av. A FOUR STORY HIGH STOOP BROWN STONE House, No. 41 East 53d st., 20x55x100, with large exten-tion. For permit call at Granoble office, 57th st. and

A THREE STORY AND BASEMENT BROWN STONE private House, 18th st., near 3d av.; lot 22x100; price \$22,000, Apply SOHST, 45 East 3d st. A BEAUTIFUL MADISON AVENUE CORNER RESI-dence, 26 foot front; might exchange. JOHN KAVANAGH, 1,031 Madison av. A.-129TH ST., NEAR 5TH AV.-THREE STORY brown stone, 18.9x50x100 fost; price \$15,500. PORTER & CO., 211 West 125th st. A.-BARGAIN.-MADISON AV., NEAR 125TH ST.-Elegant four story brown stone, 22x55; price \$25,000, PORTER & CO., 211 West 125th st.

A BARGAIN FOR INVESTMENT,—31ST SZ., NEAS Laxington av.—Medium'sized Dwelling, rented until 1894, price \$13,000. GONON & MACDONALD, 39 West 31st at A.-BRAUTIPUL LITTLE FLAT NEAR MADISON av.; orice \$10,000, mortgage \$8,500; balance easy payments. Call at MURRAY'S, 2,000 2d av., near 112th st. ATTENTION, BARGAIN.—THIRD AVENUE CORNER, five story, near "L" station; 25x100.

CODY, 1,438 3d av.

CODY, 1,438 3d av.

A BROWN STONE RESIDENCE, WITH EXTENSION, gabinet finish; butler's pantry; separate laundry. 149 Kast 78th st. A FOUR STORY STORE, 25X52 FEET, FOR \$14,000, on 80th st., near 2d sw.; pays 15 per cent. a
HARFT, 14 Clinton place (8th st.).

A PLOT OF 50X100 OR 100X100 FEET, ON EAST 70th st., for \$6,000 each lot; also Lots in all parts of the fity.

HARFT, 14 Clinton place (8th st). A PLOT, SOXIGO, WITH FRAME BUILDING, IN YORKVIIIG. Owner, 415 East 69th st.

BARGAINS-FIRE DWELLINGS,
ADJACENT TO AND ON MADISON AV.
ADJACENT TO AND ON MADISON AV.
UNSURPASSED ELITE RESIDENCE LOCATION,
FOR PARTICULARS CALL OR ADDRESS,
JOHN J. KAVANAGH, 1,031 MADISON AV. BARGAIN.-FINEST APARTMENT HOUSE, 40 FEET front, all rented; rant 50,616; mortgage \$50,000, 43¢ per cent; all improvements; line location, below 424 at., cast side; price \$60,000. BROSIEN, 311 Fast 18th at. cast side; price \$50,000. BROSIEN, 311 Fast 18th st.

BARGAIN.—SIX STORY DOUBLE STORE TENEmant 14 rooms on floor, all rented; mertgage 49 per
cent; rent \$4,416; price \$41,000; below 42d st., cast side,
BROSIEN, 311 East 18th st.

BEERMAN PLACE.—DESIRABLE FOUR STORY
high stoop brown stone private House, 20x50x100, only
\$,000 cash; mortgage \$12,000; perfect order,
FOLSOM BROTHERS, 834 Broadway.

BUILDERS, ATTENTION -50X100, SSD ST, NEAR May; immediate possession.
HIRAM BINALDO, 283 Grand.

OROWN OF PROSPECT HILL.

Elegant four story high stoop: private; strictly first
plans location; open rear; house finished in best possilie style, with newest improvemente; price only \$27,500;
many others.

DUFF & CONGER, 1,474 3d av.

wide street; \$10,500.

CABINET FINISHED FOUR STORY RESIDENCE, Lenox Hill, near Lexington, actual value \$25,000, can be secured far below it. L. FROEHLICH, 169 East 61st. CHOICE LOT, MADISON AV., 113TH AND 1147H Owner, J. L. O'BRIEN, 812 Broadway.

DOUBLE TENEMENT ON EAST 115TH ST.; YEARLY rental \$556; only \$2,500 cash required. M. J. McKEON, 2,312 3d av. FOR SALE-PIVE STORY BRICK TENEMENT, with store 20x100.5, 340 East 46th st. Particulars JOHN HASSETT, 152 East 53d st.

FOR SALE-68, 70, 72 East 98D ST. NEW ELE-gast Single Flats; eight rooms and bath, steam heated, hardsomely decorated, all improvements. On premises. FOR SALE OR TO LET, 62 EAST 22D ST.—FOUR story and basement brown stone House. Inquire on aremises.

HANDSOME FIVE STORY AND BASEMENT Double Flat; bath, dining room and all improvements; all rested; lot 26x80x100; excellent neighborhood; near Madison av.; price 524,500; rent \$2,500; no agent; JACOHOWIEZ, 326 East 84th st.

JACOBOWIEZ, 325 East 84th st.

HARLEM.—TWO 20 FOOT SINGLE FLATS, \$25,000;
mortgage \$18,000; near Lexington av.

MURRAY'S, 2,030 Sd av.

INVESTMENT—28 FOOT FOUR FAMILY TENEment, East 48th st., rented low, \$2,600; price \$24,000;
mortgage is suit purchasari very little expense to run
if, MAURICE J. SULLIVAN, 1,506 9th av., 89th st. LEANGTON AV., NEAR 297H ST.—29 FOOT THERE story high stoop Dwelling; in perfect order; possession; (17,000.

F. E. BARNES, 4th av. and 25th 5t.

MURBRAY HILL. EAST 37TH ST.—DESIRABLE FOUR story high stoop private Heurs. 21x50x100; perfect order; bargain to a quick purchaser.

FOLSOM EROTHERS, 834 Broadway.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to Enst River. PASTE THIS IN YOUR BONNET:—\$3,000 CASH, 12000 mortgage, five per cent, five story brick Double (enemon) and Store, 63d st., near 2d av.; actually rested or \$1,700 and will net 20 per cent on investment; owner wants to go to Colorade.

SYDNEY FISHER, 238 Last 23d st.

STUNYESANT SQUARE, EAST 15TH ST.—DESIRable four story high stoop private House; full size lot; very desirable location.
FOLSOM BROTHERS, 834 Broadway.
SACRIFICE—I AM INSTRUCTED TO SELL CHEAP five story Telement on 102d at. near 3d av; call at once if you are looking for a bargain.
H. SCHMIDT, 1,138 5d av.

H. SCHMIDT, 1.186 3d av.
THESE ARE CHEAP RESIDENCES.
S6th st. near Madison av.—Extension. \$36,00
52d st. near Madison.—20 feag four story. \$3,00
37th st. between 5th and 6th avs. \$3,00
6th st. near Madison av.—D. Boom X. \$35,00
65th st. near 5th av.—25 feet four story. \$5,00
MORRIS B. BAER & CO., 70 and 72 West 34th st.

THIS IS A CHEAP HOUSE: II

Just off Madison av., in Statios, \$10,150.

MORRIS B. BAER & CO., 70 and 72 West 34th st. 2 FULL LOTS, EAST 78TH ST., WEST OF AV A; NO gents. CONWAY, 324 East 78th st. agents. CONWAY, 324 East 78th st. of 3D AV.—CHOICE CORNER PROPERTY. FOUR large, entraordinarily well built Houses; this property can be purchased for less than actual cost; desirably located for prospective value. Further particulars of CODY, 1,388 3d av.

3D AV., YORKVILLE.—FIVE STORY DOUBLE TEN-ement, 25x75x95; price \$25,250; rest \$2,412; must sell this week. SHORT & WALL, 176 East 96th.

this week.

3D AV. NEAR 42D ST.-FIVE STORY 25 FOOT TENemont, with stores, for sale cheap. Apply to H.
SCHMIDT, 1,1025 daw.

5 STORY DOUBLE TENEMENT, WITH STORE,
105th, near 2d sv., \$17,000; little cach required; make
offer; a decided hargain. HUST, 205 East 1714.

15TH ST. NEAR AV. A-FIVE STORY DOUBLE
Tenement, two stores, 25:85x100; rent \$2,570; price
\$24,750. 18711 ST., NEAR 3D AV., 22.8X50X82, THREE STORY brown stone Dwelling; chasp; fine order.
C. A. LUTZ & CO., 173.3d av. 26TH ST., NEAR 4TH AV.—A COSEY THREE STORY high stoop Dwelling; in good order; burgain at \$15.500. F. E. HARNES, 4th av. and 25th st. 28TH ST., NEAR THIRD AVENUE "L" STATION.— Single Flat and Store, 22 feet wide; all full and paying well; must be sold; \$25,500; hargain, F. E. BARNES, 4th av. and 25th st. 29TH ST., NEAR MADISON AV.—THREE STORY Dwelling, 21 feet wide: in excellent order; price 328,000, F. E. BARNES, 4th av. and 25th st. 33D ST., NEAR SD AV.; CHOICE NEW PRIVATE Tenoment, all improvements; rent \$4,800; will sell cheap to immediate purchaser. HIRAM RINALDO, 2334Grand st.

HIRAM RINALDO, 23%Grand st,
38TH ST., NEAR 3D AV.—CHOICE NEW FLAT, 40X
SDX95.9; rent \$5,000; price \$50,000; terms swit.
HIRAM RINALDO, 233 Grand st,
61ST ST., NEAR MADISON AV.—FOUR STORY
brown stone House for sale, 18x100.5; possassion May 1,
EDWARD J. HARDING, 250 West 125tb.

EDWARD J. HARDING, 200 West 125tb.

73D ST.-THREE FULL LOTS, BETWEEN 2D AND
1st ava., for sale. Apply to Mrs. M. A. LYDDY, 331
5th av...

77TH ST., NEAR MADISON AV.-A GEM. \$23,000. 8. VAN WINKLE & CO., 26% East 424. 282 EAST 68TH ST.-18.9X50X100; EXCELLENT OR-der; three story high stoop House; mirrors, chande-liers, carpets. iers, carpets.

2.055 AND 2.057 2D AV.—TWO NEARLY NEW FOUR lory and collar brown stone Double Houses, two stores i. each: also 248 East 198th st., Eve story brown stone onlie Flat, 27x75x100, for sale cheap or to exchange, where, 121 West 78th st.

\$4,000.—A FULL LOT ON SOTH ST., NEAR 2D AV., all ready for building. OGDEN & CLARK, 240 4th av. and 11 Pine. \$5,000 WILL BUY A PLEASANT, COSEY HOME OF II reoms, all improvements, near Rast 122d at.; in good credor; small amount of cash required. Call or address OWNER, 513 Henry st., Brocklyn. \$7,000.—THREE STORY AND BASEMENT PRIVATE HOUSE. FOSTER, 1,671 3d av., near 108th st.

House. FOSTER, 1,971 3d av., near 108th at.

\$8,000 CASH.—EAST 78TH ST., NEAR 3D AV., DEstrable three story private House, 18,6x40x102; mortgage \$4,500; perfect order; choice location.
FOLSOM BROTHERS, 834 Broadway.

\$9,900.—THREE STORY AND BASEMENT, 12
rooms, east wide, Harlem, 16,8x100. Owner, 704 8th av.

rooms, sast side, Harlem, H.S.XIOO. Owner, 704 Sch av. 530.000 CASH.—EAST SIDE. NEAR 3D AV.—DLSIRAble three flory Henne, ISYNOVIc block, arranged for three families; rents 31,344; mortgage \$5,000.

FOLNOM BROTHERS, 834 Broadway.

S15,0001;:—FOUR STORY DOUBLE TENEMENT, 74th st., hear 3d av.; fully rented. CODY, 1,483 3d av., 32th sts., three story high stoop Houne, 30 feet, in good order. OGGEN & ULARK, 240 th av. and 11 Pins. \$21,000.—ONLY \$3,000 CASH REQUIRED; FOUL story, 20 foot residence, 72d st., near Lexington av.; mus be sold.

Above 14th St., 5th Av. to North River.

Dissolving partnership.

A fine five story apartment House on 9th av. below 22d st., in excellent condition; all apartments decorated; sine 25x8x109; price \$41,500; actual rent \$4.128, For further particulars inquire of NICHOLAS BUNN, 307 6th st., near 2d av.

A BARGAIN INDREDING BRAUTIFUL NEW Dwelling near Fark, with carpets and gas faxtures; owner leaving city; built by good builder; listle cash required. wher leaving city; out of a sure of A DOUBLE FIRST, FULLY RESTED; WILL NET 17
per cent over all expenses on \$7,000 equity; decorated;
perfect order; near intest-third stress station.
STABLER & SMITH, Columbus av., corner 72d st.
A.—THE BEST FIAT PROPERTY IN HARLEM; REsently completed; fully rented to selected tonants; bank
morigare, 34; will not 18 per cent on \$30,000 equity, we
commend this property to conservative investors.
STABLER & SMITH, Columbus av., corner 72d st. A.-TWO FIRST CLASS THREE FAMILY FLATS, fire story brown stone, each 31 feet wide. 39th st. between 7th and 8th avs.; will rest for \$12,000 per year; grand invastment. Apply to agents, D. KEMPNER & SON, 602 8th av.

A SEVENTH AVENUE CORNER PROPERTY, 50X 100; rental near 53,000 (one tenant); price \$62,500. D. KEMPNER & SON. 602 8th av. A FIVE STORY DOUBLE TENEMENT. NEAR STH av., two stores, 250,550 (to) bargain; \$23,500. D. KEMPNER & SON. 602 8th av. A.—21ST ST., 0TH AND 10TH AVS. (OPPOSITE Park).—Four story brown stone Residence; \$14,000. D. KEMPNER & SON. 602 8th av.

D. KEMPASE & SONT A CHANCE FOR INVESTORS FIVE STORY brown stone Flat. 25x:0x100; three families on a floor: fully rented, all improvements, below 59th st., near 5th av., \$40,000; rents \$4,500. PEHLEMAN, 171 Broadway, 110.2 A BARGAIN.—THREE STORY HIGH STOOP BROWN stone, with private stable; grand location; will sell at once, with half or parior carnets; price \$21,590; giving up housekeeping. Apply on premises, 390 St. Nicholas av., near 1346 st.

av., near 183th st.

A HANDSOME, NEWLY FURNISHED FLAT, EIGHT rooms; passenger elevator, ateam heat, &c.; rent \$100; 265 West 43d st., near Broadway.

J. EDGAR LEAYGRAFT, 1,544 Broadway. A BARGAIN—FOUR STORY BROWN STONE HOUSE, lot in floors; price \$20,000; mortgage \$12,000 at 4½ per rent; near our office. Inquire of H. T. JOHNSTON, 9th av. 10d 34th 85.

eent: near once inquirement and 34th st.

A BARGAIN IN PRIVATE HOUSE; RESTRICTED neighborhood; will exchange. Call at my office, No. 1,605 9th sv., 83d st.

A BARGAIN-BUSINESS PROPERTY ON 107H AV., five story Double Flat, with stores; price \$25,000; all rented; near office, 83d st. and 9th sv.

HENRY H. DREYER. HENRY H. DREYER.

A SPLENDID INVESTMENT —28TH,
front and rear Tenement, rent \$3,100, only \$25,000; 38th,
Single Flat, rent \$1,750,817,000; 26th, near 7th, \$12,500,
40th, rent \$1,300, \$18,000; 26th, near 7th, \$12,500,
there,
FLANAGAN & SON, 6th av. and 32d st.

PLANAGAN & SON, 6th av. and 62d bt.

A.—ISTH ST., BETWEEN STH AND 9TH AVS.—FIVE story and basement brick Flat, independent walls, size 25x82x52: rent \$2,700; price \$25.000.

WM. S. RAMSEY, 119 9th av.

A.—MUST BE SOLD: A GEM: FOUR STORY AND basement: cabinet trim, chandeliers. Ac.: Lenex av. neighborhood of 122d st., bargain to prompt bayer. Call only, PICKEN & Lillit, 1,441 3d av.

A BARGAIN.—NEAR 42D ST. AND STH AV., TWO elegrants five story Apartment Houses; three families en each floor; all improvements; offer wanted.

FRED A. CARLL. 176 Breacway.

A BARGAIN. 49TH ST., NEAR BROADWAY. AN elegant three story private House; can be bought at a bargain. bargain.

A BARGAIN—THERE STORY PRIVATE HOUSE
Leasehold, long lease, low ground rent; below 23d, west;
business reasons for dispesing; easy terms. OWNER,
141 Heraid Uptown.

41 Herald Uplows.

A FINE INVESTMENT.—TWO MODEL FLATS, PAY ctual 15 per cent on investment,
McMONEGAL & ECKERSON, 1,698 9th av., near 93d. AMSTERDAM AV., NEAR 1318T ST. -FINE SELEC-tion of Flats and Tenoments, all rented; will take small private House in trade. Owner, 224 East 118th st. A.-ON 17TH ST., NEAR OTH AV.-50X92, FRONT and rear Tenements; terms easy.
FAIRCHILD AND YORAN, 171 Broadway.

A BARGAIN.-THREE STORY BROWN STONE Dwelling, near 5th av. and 127th at. size 18.9x45x100, Particulars apply to NEWMAN, 2,000 Lexington av.

Dwelling, near 5th av. and 127th st. size 18 6x:45x100. Particulars apply to NEWMAN, 2,000 Lexington av. A.—887,500—MORTGAGE \$18,000 AT 414 PER CENT. five story steam heated Flat, near Breadway; rented \$5,800. GREVIER & WOOLLEY, 1,516 Breadway.

A. GREAT BARGAIN.—FOUR STORY HOUSE, NEAR Broadway, price \$13,950; only \$1,000 cash required.

SIRE BROS., 183 Breadway.

A.—18TH ST., NEAR STH AV.—EVE STORY TENEment; \$25,000; rented \$2,700. AVERY, 302 8th av.

A. DESIRABLE STABLE FOR SALE, 18TH ST. NEAR 6TH AV.; \$18,000. ALDEN & STERNE, 9 EAST 14TH ST.

A. SPENDID FACTORY AND PROPERTY, 25X100, well lighted; 40 horse engine, elevator, all first class, nearly new. Owner on premises, 31 West 40th at.

A. FIVE STORY NEW DOUBLE IMPROVED TENEment, located below 30th st., near 9th av.; renting for \$3,000; price reasonable. AULD & CO., 8th av., 56th at.

A.—FOR SALE OR EXCHANGE, large Apartment Houses, 50x90x100, five stories; first class; private location. 171 West 50th st.

A. BARGAIN—PLOT FIVE LOTS; WILL DIVIDE; with new 4th av. without learn private location.

A BARGAIN-PLOT FIVE LOTS: WILL DIVIDE: with or without loan; grand chance for flats; rest block private bousse.

A CHANCE TO BUY CHEAP LOTS IN THE UPPER part of New York at prices sure to advance; large and small Plots of Inwood Lots. HOWARD G. BADGLEY, 10th ev, and 14th et, or 72 Wall at. A FINE PLOT, NEAR CENTRAL PARK, WEST 104th st. elevated station, 75x183; will be sold chosp. OTTO PULLICH, 920 9th av.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

> POTTER & BRO., 9th av. and 82d st., 128 Broadway,

offer several very cheap Houses. You will not regret consulting them before purchasing. Four story Houses, near the Park, Nes, 18 and 20 West 854 st, outil by John Livingston, 18x55x102.2, with ex-tension; two baths; will compare with any houses on the west alder cannot be replaced for 13 per cent more than can be sold for.

MANSIONS.

No. 45 West Sist at.—The elegant four story House, facing Manhattan Square North; choicest location on the west side; 25x65x102; richly decorated; gas fixtures; will sell at a bargain to a quick purchaser.

Eight wall rented Tenement Houses, in perfect order, for sale cheep, to close an estate; can be wold separately; terms to sait; will pay 15 per cent on investment. Inspection invited.

No. 48 West 85th st.—The elegant four story stone front box stoop new Dwalling, 25x84x100, with dining com and builer's pantry extension; parquet floor, thoum heat, hear Contral Fark, on Fark entrance street; lett class in every respect; terms casy. Open for inspection; keys at office. Office wanted.

82d st., near the Park, 25x85x100; four story; less than We have large amounts of money to loan at the lowest Our list of Houses to rent complete; prices from \$1,000 to \$3,500.

Apply at uptown or downtown office. POTTER & BRO... 128 Broadway, corner Cedar st. 9th av. and 82d st. THE WEST SIDE HAS THE

PREFERENCE. IF YOU WANT A BEAUTIFUL RESIDENCE IN THE CHOICEST QUARTERS ON MANHATTAN ISLAND

COME DIRECT TO ME.

Besides the annoyance of calling on so many brokers
YOU WILL SAVE TIME
and have a large complete list to select from.
Being CENTRALLY located in the fashicanable quarters I am posted in prices, restricted locations, &c.

A FOUR STORY 20 foot front, SUPERB Dwelling, with SUPERIOR modern appointments throughout, restricted block, 74TH ST, near Central Park West; PRICE \$41,590. Go look at it.

NO. 153 WEST 78TH ST., FOUR STORY BROWN STONE, 20X50X102 AND FIVE adjoining Honses, with three story extensions. These Houses are of the very best modern construction, eablbet frimmed in latest designs of hard weeds; parquet floors; tiled hathrooms; open plumbing; PRIVATE block, all built up; ASKING \$34,000; ONE 19 foot House \$1,500 less; terms to suit.

TEN PER CAMPUT GUARANTEED ON \$40,000 A HOICE COLUMBUS (STH) AV. CORNER FLAT AND TORES, near "L" station; no vacancies since house was unlic; 4% per cent morteago; MUST SELL. FIVE STORY brown stone FLAT, near Eighty-first street "L" station, 25x51x102; rent \$3,900; price \$33,000; terms to suit.

FIVE STORY COLUMBUS (8TH) AV. DOUBLE FLAT, 25x65x100; three years without a vacancy; \$25,000. Money saved by dealing through a reliable broker, JESSE C. BENNETT.

347 COLUMBUS (9TH) AV., NEAR 76TH ST.

A !-A !-FOR SALE ON WEST SIDE, CAMPBELL & GALLON. 257 WEST 43D ST., NEAR STH AV.

A.—Fine business Corner, near Broadway, five story, 25x100; price \$78,000; rents \$8,200 year; terms to suis the buyer. A.—Gilt edge investment, solid five story Business Property, Sth av., 42d st.; price \$60,000; rents \$6,338 year; terms to suit the buyer.

A .- Two fine improved Tenements, near our office, \$25,000 cash and \$50,000 mortgage; rents \$8,200 year. A .- Chance of a lifetime to buy a five story Tenement, 25x86x100; only \$4,000 cash and \$16,000 mortgage; rents \$2,370 year.

A .- Tenement, between 6th and 7th ave., only \$7,000 cash and \$16,000 mortgage; rents \$2,400 year. CAMPBELL & GALLON. 257 WEST 42D ST., NEAR STH AV.

A .- Private House, near 6th av. and 14th st.; \$5,000 cach and \$14,000 mortgage. A .- Bargain, ten family Flat, 25x80x100; \$8,000 cash and \$15,000 mortgage; rents \$2,350 year.

A.-Lot 25x100, between 8th and 9th avs.; \$8,500 cash and \$12,000 merigage. A. Plot 54x100, between 8th and 9th avs.; \$6,000 cash, \$33,000 merigage.

CAMPBELL & GALLON,
Real Estate Brokers and Agents,
257 West 422 st., par 8th av.

A.—THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS PRIVATE RESIDENCE 18 CALLED TO

(THE ONLY ONE LEFT IN THE ROW), BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the name elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays in cluded. For particulars apply to or address TERENOE PARLET'S SONS.

1,172 COLUMBUS AV. CORNER 72D ST. A .- WE OFFER FOR SALE

A beautiful new four story House of our usual careful and substantial construction and finest modern cabinet fluish, size 2029 feet, with pattry and bathroom extension, in a restricted block next to the Park and close to the buventy-second street "L" station, \$37,000

EXAMINE THEM, 68 to 78 West 70th st., at any time, or address for description and plans CHARLES BUEN & CO., Columbus av., corner 72d st.

THE FINEST AND BEST FINISHED THREE STORY DWELLINGS IN HARLEM, offered at a low price and on easy terms.

Hardwood, cabinet finished, parquet fleers, sanitary plumbing; everything first class. Apply on premises, 136th st., between 7th and 8th ava. "L" station at 135th st.

A HANDSOME FOUR STORY BROWN STONE AND brick bay window, 20 foot front, butler's pantry extension, two baths, three water closets; hardwood finish; handsomely decorated.

No. 42 Wast 96th st.

96th st. is entrance to Central Park; asphalt payement; will be sold at a bargain; will take other properly in part payment. Inquire on premises or

J. EDGAR LEAVERAFT, 1,544 Breadway.

A-183-163 WEST 78Th ST.

Six four story and basement brown stone Houses, built by day's work; hard wood throughout, tiled bathroom, parquet Hoors, percelain tubs, spacfous closets throughout, 19 and 20 feet wide, 55 deep, with three story extension; prices \$22,000 and \$23,000. Examine higher priced bouses in same section and then look at these.

Apply on premises or to owner.

CHAS. H. PARSONS,
252 Washington st.

A-A.-WEST END AV., 103D AND 104TH STS.Elegant three story and basemont, 26 foot; also corner House and adjoining on 103d st., 17 and 18 foot Houses, hown stone, high stoop, bay window fronts; latest improvements; \$19,000 to \$25,000; terms to suit; inspection invited; title guaranteed by Title Guarantee Trust Co.

55 Liberty st.

A PARTICULARLY DESIRABLE FOUR STORY A PARTICULARLY DESIRABLE FOUR STORY twonty foot Dwelling in restricted and completed block; all improvements; parquette floors; sanitary plumbing; will be searineed to quick buyer.

STABLER & SMITH. Columbus av., corner 72d.

\$21,000 FOR SINGLE FLAT, FULLY RENTED, NEAR Sist street mation; only \$7,000 cash needed; balance casy terms. STABLEE & SMITH, Columbus av., corner 72d. A BARGAIN TO QUICK BUYER,
two Plats, West 57th st.,
27 feet front each, five story;
each SE2 500,
JOHN M. KYLE, 120 Broadway.

A FIRST CLASS HANDSOMELY DECORATED House, with magnificent gas fixtures, four stories, 21x80 x100, large dining room extension, Al order, 71st st., between Columbus and Amsterdam avs. Apply Grenoble office, 57th st. and 7th av. A.-121ST ST., NEAR LENOX AV.-ELEGANT three story brown stone. 20.10x52, extension 12x16 feet, with chandellers, carpets, shades, awnings, screens, billiard table, &c.

A.-134TH ST., NEAR 7TH AV.-THREE STORY brown stone, 16.8550398, 11 feet; price \$14,500, PORTER & 50., 211 West 125th st, A.—120TH ST. NEAR STH AV.—THREE STORY brown stone, 18.9x50z:00,11 feet; price \$18,000, PORTER & CO., 211 West 125th st. A -316,500 -THREE STORY BRICK, 20,10245, 126TH st., near Lenox av.

PORTER & CO., 211 West 125th st.

A.—S12,500.—NEAR ST. NICHOLAS AV., 128TH ST.,
three story brick, 18,8x50x74.11 feet.
PORTER & CO., 211 West 125th st. AN ELEGANT RESIDENCE, 48TH, 5TH AND 5TH, four story brown, stone, perfect condition; possession May; price \$50,000.
FLANAGAN & SON, 6th av. and 32d st. A LIST OF WELL RENTED FLATS ON WEST SIDE Harlom; great bargains, Call BIESHOFS, 307 Lenox av.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

REAL ESTATE BROKERS AND AGENTS.

WEST SIDE PROPERTY A SPECIALTY.

A FOUR STORY BROWN STONE; BEAUTIFUL LOCATION; size 10x56x100.11 and b. p. cxt'n; all hardwood, sanitary plumbing; TERMS EASY; price \$20.000.

WE SUBMIT ALL OFFERS!!!

A FOUR STORY STONE 20 feet wide DINING ROOM EXT'N

WE SUBMIT ALL OFFERST!

A FIVE STORY BROWN STONE Double Flat (near Stat at "L" station), 25x90x 102.2, all reuted, \$2,989 per annum-price \$36,000.

AN AMSTERDAM AV. corner (near Stat st. "L" station) Double Flat large corner Store, well rented page 1: per cent. SLAWSON & HOBBS. 1,205 COLUMBUS AV., near 73d st.

SLAWSON & HOBBS, REAL ESTATE BROKERS AND AGENTS.

A.—SMALL HOUSES IN 1218T AND 122D STS. AND have in style, quality and finish equal to the usual 0,000 houses; price \$20,000; torms to suit; location oc best; persons wanting something very fine will find here; trice guaranteed by Title Guarantee Company, Liberty st.

A. F. SMITH, 216 West 122d st.

office, price \$20,000, all reuted; this will not remain in the market long; be quick.

Particulars at 1,608 9th av., 98d.

HENRY H. DREYER.

A CHOICE DWELLING ON 153D ST, NEAR ST, Nicholan ar, for sale, 18x52x100; three story and basement, brick and stone, well arranged and handsomely Builder price \$17,500; terms to suit. HOWAED G, RADGLEY, 10th av. and 155th st., or 72 Wall st.

A COMFORTABLE BRICK DWELLING AND TWO or four Lots of Ground, on Kingsbridge road and Amsterdam av., near 164th st., for sale at a bargain; terms to suit. Apply for permit to HOWAED G, BADGLEY, 10th av. and 14th st., or 72 Wall st.

10th av. and 199th at. of /2 waitst.

A BARGAIN. FOR INVESTMENT. 8TH AV., NEAR
30th at., four story brick Building, 25x100; rent \$3,000;
water tax and repairs; price \$35,000.
William J. ROOME, 410 6th av.

WILLIAM J. ROOME, 410 6th av.

BUILDERS AND SPECULATORSHID-WE OFFER
the following good Lote:—Sub at, near 10th, six Lote,
\$9,000 each; 95th near 9th, two Lote, \$8,500 each; 95th,
near 8th, three Lote, \$13,500 each; 90th,
near 8th, three Lote, \$13,500 each; 90th,
three Lote, \$12,000 each; 83d, near Boulevard, two
Lote, \$12,000 each; 81st, near 10th, three Lote, \$13,500
each; these plots are all unrestricted and in choice, ripe
building locations. Call.

AMES & GO., 1,361 9th av., corner flat,

BARGAINS IN LOTS—SALE OR EXCHANGE.—

WM. B. DONIHEE, 78 Cedar st.

BARGAINS THIS WEEK.
Fine Dwelling, with stable, two full lote, \$14,500.
Brown stone Dwelling, only \$14,000.
Four story and desented the stable of the story and desented law with language and the story and desented law with law of the story and desented law with law of the story and store Houses, 384, \$31 West 123d st., near morningside; cabinet finish; decorated; all improvements; low price. Apply A. B. WAKEFIED, 260 West 120th at.

way, above 45th, 60x100; 251,000. S. M. BLAKELY, 1,526 Broadway.

av., near 120th st., decerated, gas fixtures, \$16,00 mortgage to suit.

EDWARD J. HARDING, 250 West 125th.

Finest Located Lots in Harlem.—185th St. 100 feet wide; only one block from elevated station; san lots; adjoining 7th av.; private houses opposite; ripe to immediate improvement; terms easy; price reasonable. T. W. SHOTWELL, 2,259 7th av.

FOR SALE CHEAP-FOUR STORY PRIVATE Dwelling, 20x30, with extension, lot 100, in first class order, located near our office, can be bought right.

AULD & CO., 5th av., 56th st.

FINE MODERN BROWN STONE RESIDENCE, NEAR our office; \$18,000!!!

AMES & CO., 1,361 9th av., corner Sist.

FOR SALE-TWO LOTS, 50X10. NEAR BROAD-ray, below 55th st. excellent location for flats; price ow.

FOR SALE-TWO LOTS, SONIO, WEST SETH ST., near West End av.; not restricted; to investors, no brokers. Address OWERN, 182 Herald Uptown office.

FOR SALE-LEASE, ON EAST SIDE BROADWAY, near tist at, Store and Dwelling.

L. A. Da CUNHA & CO., Broadway and 42d st.

FOR SALE-TWO UHOICE DOUBLE FIVE STORY Flats, 29 feet front each; located near Broadway, below 57th st.; price low.

AULD & CO., Sth sr., 50th st.

FINE DOUBLE FLAT NEAR 104TH STATION; ourteen per cent; price \$24,500. BLINN, 585 Columbus

FINE STORE PROPERTY, STH AV. 1967H ST.; NO racancies; sell-chemp. BLINN, 595 Columbus av.

Wacancies; self-chesp. BLINN, 000 Columbus av.
GREAT CHANCE FOR SOME ONE, 835,000; LENOX
av., \$28,090; another, 130th at., \$23,500; three more,
\$10,000 to \$13,500. WESTCOTT & CROUGH, 2,084 7th av.

I HAVE PRIVATE HOUSES, ALL SIZES, CHOJCEST locations on the west side, \$12,000 to \$40,000; will be giad to show them at any time. MAURICE J. SULLIVAN, 1,506 9th av., 80th st.

IN ORDER TO REALIZE FINDS TO INVEST IN my business I will sell my brick Building, take lease and give party sur per cent net on valuation,

JOHN & RELLIX 220 West 75th sk

WM. B. DONIHEE, 79 Cedar st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

Above 14th St. 5th Av. to North River.
GRAND CORNER PROPERTY, AMSTERDAM AV.;
all improvements: \$14,000 UII
all improvements: \$14,000 UII
ams 24,000 INVESTMENT.—TWO DOUBLE FLAYS; PERfect order; rental \$2,000; price \$25,500.
WM, S. RAMSEY, 119 9th av.

LAST CHANGE AT \$40,000 UII
34th at., NEAR BEOADWAY, four story BROWN STONE; independent walls: 25,098.9.

MORRIS B, BAER & CO., 70 and 72 West 34th at.

LOGK AT THIS!!!!—ELEGANT FOUR STORY STONE Residence, near Central Park West; 20 foot frontage; box stoop; \$26,000 Uf sold at once; RESTRICTED BLOCK. AMES & CO., 1365 Uth av., corner Sist.

LONG LEASE—FOR SALE.
Six story Building, opposite Manhatten Club, 5th av., between 34th and 35th ats.
AMES & CO., 196 West 34th, corner Broadway.

LOTS—RAPID TRANSIT—WEST END AV.—EIGBT A THREE STORY stone, size 20x86x100.8 and b. p. ext'n hardwood, cabinet trim, beautifully situated: price \$23.000. WE SUBMIT ALL OFFERSIII A FOUR STORY brown atons (near 72d st. "L" station), 19 feat wide, handsomaly decorated, gas fixures, grates, &c.; substan-tially built; price \$31,000.

LOTS-RAPID TRANSIT-WEST END AV.-EIGHT or 14 Lots, together; very cheap speculation; invest-ment or improvement; no restriction. C. H. BLISS, 1,441 Broadway. LEASEHOLD BROWN STONE HOUSE, WEST 55TH st.; rant \$1,400; price \$8,000. BLINN, 50S Columbus av. MOUNT MORRIS PARK, NO. 7 WEST 119TH.— Three story Basement: fine location; will sell at any

Three story Basement: fine location; will sell at any price.

ONE OR FIVE NEW DWELLINGS, NEAR LENOX av.; price, each, \$15,000; mortgage \$10,000; want cash, offer or Lots in trade.

POSITIVE BARGAINS—SIX HANDSOMELY FIN. isbed cabinet trimmed Residences; convenient to "L" station; restricted neighborhood; \$18,000 to \$30.000; will trade.

POSITIVE BARGAIN—THREE STORY AND BASEment brick private House; perfect order; good location; close to 6th av.; terms to suit; price only \$13,000.

DUFF & CONGER, 1,474 3d av.

PLOT OF 615 LOTS, 10TH AND 10STH STS., NEAR 10th av., \$55,000; only 20 per cent cash.

RAPID TEANSIL—CALL AND INSPECT, BEFORE superior cabinet trim: sanitary plumbing; price \$38,000; worth \$45,000. A BEAUTIFUL four story
ORNAMENTAL STONE front.
20x57x102.2 and extension 12x17.
near 724 st. "L" station; built by
day's work; beautiful hardwood
funish; first rate blumbing; artistically decorated, gas fixtures,
grates, Ac.; price \$42,000.
WE SUBMIT ALL OFFERSIL
four story brown stone, 30x50x102.2
and extension; back stairs to third
floor; hardwood throughout: MAR
BLE WAINSCOTTING in kitchen,
parquet floors; first class builder;
price \$50x00.

EDWARD J. HARDING 200 West 1850.

RAPID TRANSIT.—CALL AND INSPECT, BEFORE purchasing the two remaining four story and basement private Dwellings, 208, 311 West Stin st., magnificent eabling trim, B. F. extension; southern expensive restricted block; price moderate, Apply exceptions, GUNN & GRANT, Buildors, GUNN & GRANT, Buildors,

TEN NEW MODERN DWELLINGS, Nes. 26 and 28 and 33 to 47 West 75th st.,

four story brown stone, cabinet finished throughout;
DINING ROOM AND BUTLLER'S PANTRY EXTENSION,
RESTRICTED BLOCK.
Sires, 20x21 and 22 feet front, near Seventy-second street
elevated station,
WILL SELL REASONABLE.
Open for inspection of the company of the compa

Open for help.

F. ZITTELE, 2, 26

Corner 72d et.

TO CLOSE AN ESTATE.—LEASE OF TWO BUSIacss Properties on West 42d st., near Hotel Bristol; all
rented and sarving new \$1,000 a rear profit; should under
proper management carn \$1,750; lease saven years to run
jet; offer wauted; brokers please two businesses, we will be \$1,000 and \$1,000 a

TO CLOSE AN ESTATE.

114 Lois on Eldgo road and 186th st. Including Hudson
114 Lois on Eldgo road and 186th st. Including Hudson
own and stable on the control of the contr

THREE ELEGANT FOUR STORY HIGH STOOP brown stone Houses, 18 feet front, Nos. 116, 118 and 120 West 64th st., for sale cheng; possession May 1 if wanted; lerms casy. Owner, 121 West 78th st. S35,000. S. VAN WINKLE & CO., 2656 East 426 st.

WEST IZIST ST., 4 STORY B. STONK, PRICE, 335,000
West 97th st., three story brown stone, price. 15,000
West 124th st., three story brown stone, price. 12,000
Pleasant av., three story brown stone, price. 55,000
West 123d st., three story brown stone, price. 55,000
West 123d st., three story brown stone, price. 14,500
West 123d st., three story brown stone, price. 13,500
West 127th st., three story brown stone, price. 14,250
And several others, in good locations.

J. M. Williams, 206 West 125th st.

C. K. BILL, 62 Liberty st.

WHO WILL BUY TWO FOUR STORY AND STORE ingle Tenements in good condition, below 42d st., near th art, rental 53, 300; mortgage \$18,000. No agents.

darens \$35,000, 125 Herald Uptown. WEST 20TH ST., NEAR 5TH AV.—DESIRABLE FOUR Hory English basement, 20x57x02; choice location; suit-

story English basement, 2000, able for a physician.
FOLSOM BROTHERS, 834 Broadway. FOLSOM BEOTHERS, 834 Broadway, 3 STORY HOUSES ON SISTST, BETWEEN STH AND 9th avs.; 46th st., between 8th and 9th avs. one four story on 55th st., between 5th and 8th avs.; prices mod state.

PHTER MACDONALD, 51st st. and Broadway. 3 STORY 20 FOOT PRIVATE HOUSE, NEAR 55TH st., west side, \$21,000. J. SCHWARTZ. 59 Liberty. 6 LOTS-66TH ST., BETWEEN BOULEVARD AND 10th av.; price \$52,000; to close estate. J. EDGAR LEAYGRAFT, 1,544 Brondway. 6 LOTS, BETWEEN WEST 72D AND 78TH STS.; also two on West 19th. BLINN, 595 Columbna, a 14TH ST, WEST 9TH AV, 50X100, TO LEASE; 96TH st. (wide streat), west Columbna av., single Lot, little cash; 68th st., wost 11th av., 50x100, 84,800 per lot. Post office box 2,381.

office box 2.331.

ISTH ST., WeST, BETWEEN 5TH AND 6TH AVS.—
Four story high steep; full lot; suitable for alteration;
ST,000.

F. E. BARNES, 4th av, and 25th at.
ST,400.

SA 4X100 AND TWO FRAME DWELLINGS, RENTED for STS0 per year, for sale at \$18,000; 97th at., between the and 5th avs.: a barrain.

J. EDGAR LEAVCRAFT, 1,544 Broadway. 45TH ST. BEOARWAY AND 6TH AV.—THREE story Dwelling, 17x50x100, for \$19,000.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

46TH ST. NEAR BEOADWAY.—THREE STORY high stoop Dwelling, 20x50x100; elegant order; leased to October 1, 1804, at \$1,500; price \$20,000.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

BUILDERS, ATTENTION:—TWO LOTS, S. S. 84TH st., 359 ft. w. of Columbus av.; already excavated and sawers in; for flats; 250,000; easy terms. OHAS. GAHREN, N. E. corner 87th st. and Columbus av. BUILDERS, ATTENTION.—75X100 FEET; EXCAvated: sewer connections; station street; 833,000; loam \$28,000; very liberal terms. CONOLLY & OO., 12 West 60th st. 46TH ST., STH TO STH AV.-THREE STORY, 19.6x50x100, decorated, at \$20,000; alegant dwelling. J. EDGAR LEAYCRAFT, 1,544 Brondway. BELOW VALUE.—MUST SELL THIS MONTH YET— Two Lots, Setb st., west Celumbus av., \$2,000 etcb, 51x 100; Sth av., 118th st., chear, little cash; make offer. BIERHOFF, 337 Lenox av. 4STH, NEAR STH AV.-FOUR STORY STOOP brown stone, only \$16,500, CREVIER & WOOLLEY, 1,516 Broadway. BUILDERS, ATTENTION !- LOTS, NEAR BROAD-4STH, \$17.000; 5STH, 23 ROOMS, FURNISHED, \$35,000; 43d, \$18,000; bargains; all near Broadway. HEWITT, 1,584 Broadway.

BARGAIN FOR CASH BUYER.-FOUR STORY brown stone; perfect order; sanitary plumbing; 383 West 34th. Owner. HEWITT, 1,564 Broadway.

49TH ST., NEAR STH AV.—EXTRA WELL BUILT
improved Tenement, 25x85x100: price 228,000; rents
(actual) \$3,300. SHOET & WALL, 176 East 96th.

59TH ST., NEAR OTH AV.—FOUR STORY HIGH
stoop Dwelling, 20x80x100; only \$45,000.
WILLIAM J. ROOME, 410 6th av. Wost 34th Owner.

BUILDERS. ATTENTION:—BTH AV., VICINITY 116th st., two large Corners; liberal loan.

CODY, 1.488 3d av.

BELOW 75TH SF., WEST.—BARGAIN IN FIRST class four story Honne. near 6th av.: must sell.

CHOICE INVESTMENT.—WEST 34TH ST.—DESIRable five story Double Flat, 25x20x100; only \$14,000 cash required; rents \$5.200; all rentes in leases.

FOLSOM BROTHERS, 836 Broadway. WILLIAM J. ROOME, 410 6th av.
60X100, 51ST ST., BETWEEN BROADWAY AND STH
av.: price \$51,000.
J. EDGAR LEAYCRAFT 1,544 Broadway.
87TH ST., NEAR WEST END AV.—FOR SALE—AN
extra well built and finished Dwelling; 20 feet wide;
eauliary plumbing and hardwood finish throughout j
bargain at \$25,500.
F. E. BARNES, 4th av. and 25th st. CHOICE THREE STORY AND BASEMENT BROWN stone, 85th st., Central Park West and Columbus av.; restricted block; can be bought at sacrifice.
MAURICE J. SULLIV.N., 1,500 9th av., 80th st.
CHOICE CURNER STORE PROPERTY-THREE Stores, five etory Double Flats; bargain. BARGAIN, 180 East 125th st.

186 WEST END AV., NEAR 73D ST., WITH FINE river view.—Four story and basement; bay window front; hard wood cabinet finish; decorated; mirrors and gas fixtures throughout; in perfect order and ready for im-mediate occupancy; open for inspection. ALEX, CASH, owner, 778th av. ALEX. CASH, owner, 778h av.
278 WEST 128TH ST. FOUR STORY DOUBLE FLAT,
price \$17.000. BRINTZINGER, 278 West 128th et.
273 WEST 128D.—HANDSOME THREE STORY
swell front; fine block; only \$18,000; will sell quick.
\$1,000 CASH, BALANCE ON EASY TERMS, WILL
buy three story and basement brown stone House 302
West 13ist st; built for two families. 300 West 38th st.

DESIRABLE THREE STORY HOUSE, MANHATTAN av., near 120th st., decerated, gas fixtures, \$16,000; \$0,500 EACH, TWO FULL LOTS, 1818T ST, NEAR mortgage to suit.

EDWARD J. HARDING, 250 West 125th.

DESIRABLE APARTMENT HOUSE IN WEST 18TH st.; no trouble to keep filled; price \$35,000; terms to stit, w.m. & RANSEY, 119 the av.

ELEGANT RESIDENCE, 76TH, NEAR STH; \$32,500!!! worth \$30,000!

AMES & CO., 1,381 9th av., corner 81st.

FOUR SOLD LATELY, THREE REMAINING.—
Three stories basement and collar, 18x50x100; 33d st., between 9th and 10th awa; superior street; all finished, with private houses in front and rear; cabinat trim, microra, grates, andfroms and gas low; double papered and gas fixures; none so proof for the money; lowest prica and easy terms from owner, in No. 162. Seen evenings by gasilgat and Sundays. One to rent.

FINEST LOCATED MODERN PRIVATE DWELLing in Hardem, with stable for whree horses, will be sold for less than value, size 19x125; also avenue Businese Property, well rended and paying large interest, very little money required; a chance to double your money.

F. W. SHOTWELL, 2,259 7th av.

FINEST LOCATED LOTS IN HARLEM,—135TH ST., J. EDGAR LEAYCRAFT, 1,544 Broadway. \$17,000-WEST 49TH ST., NEAR BROADWAY.-Desirable three story private House, 20x50x100.5, FOLSOM BROTHERS, 834 Broadway. FOLSON REOTHERS, 834 BORAGWAY,

\$21,000 WILL BUY A VERY FINE FOUR STORY
private House, West 63d st.; a special bargain,
F. ZITTEL, 1,189 Columbus av., L026 3d av.

\$22,000.—71ST ST., NEAR BOULEVARD, THREE
story brown stone House; bargain,
S. M. BLAKELY, 1,526 Broadway. \$28,000.—THREE STORY BROWN STONE, WEST 51st at., between 8th and 9th. SAMUEL BLAKELY, 1,538 Broadway. \$24,000 BUYS FIVE STORY DOUBLE FLAT, WEST

\$25,000-ON SOTH ST. BETWEEN BROADWAY AND Sth av.-Four story high stoop Dwelling, 20x70x100; perfect order and repair. J. EDGAR LEAYCRAFT, 1,544 Broadway. \$25,000.—THREE STORY BROWN STONE, 45TH, near Broadway, in elegant order, S. M. BLAKELY, 1,526 Broadway. \$25,000 WEST END AV., CABINET TRIMMED, PAR-quat floors, three story Dwelling. 8 M. BLAKELY, 1,026 Broadway. \$35,000.-FOUR STORY DWELLING, WITH DINING coom extension, 45th, near 5th av. SAMUEL BLAKELY, 1,526 Broadway. FINEST RESIDENCE IN MARLEM; BROWN STONE high stoop; three stories; situated on corner; private stable in the rear, with entrance from side street. Apply T. W. SHOTWELL, real estate office, 2,259 7th av.

FOR SALE-TWO FIVE STORY DOUBLE IMPROVed Flat Houses, 30 and 35 feet front respectively; steam heated; located near this office; first class block, AULD & CO., 8th av., 56th st.

North Side (Above Harlem River). ANTHONY AV. NEAR TREMONT STATION, 24TH ward, Plot, SX190; good house, II rooms, all improvements, price \$10,000.

AT A LOW FIGURE.—CHOICE FRANKLIN AVE. Lot, 25x150; between 188th and Jefferson sts. (Twenty-third ward); repidly increasing in value, Apply Dr. BRIGGS, Lontist, 201 East 105th st., after 11 A.M.

Dr. BRIGGS, LORING, 25 A BARGAIN - FIVE STORY DOUBLE FLAT, 25X20X 100, with Store on 138th st. near Willis av.; "L" station 138th st.; price \$22,500; mortgage \$13,560, 2,312 3d av. M.J. McKEON, 2,312 3d av. M.J. MCKEON, 2,312 3d av.

ACRES FOR SALE ON JEROME AND WOODLAWN
ave., fronting Van Courtlandt Park, Executor, 1,712
Madison av.

Madison av.

BEDFORD PARK.—CHOICE PLOTS, ADJOINING Harlem Railroad: desirable for any business requiring railway connection. Apply to JAMES L. WELLS, 59 Liberty st.

Liberty st.

BRONX RIVER ROAD, NEAR WOODLAWN STAtion, 24th ward.—Plot of 42 lots, price \$7,500; terms
easy; no rock.

S. McCAMMAN, 49 East 128th st.

CORNER INTH ST., SOUTHERN BOULEVARD, 6X
100, with building; sewer connection, water and FOR SALE-PRIVATE STABLE, 18TH ST. RE-tween 6th and 7th avs., 20x38.9. SOUBIROUS, 294 6th av. FOR SALE-DESIRABLE SIXTH AVENUE PROP-erty, 37x38, between 23d and 34th sts., SOUBIROUS, 294 6th av. 100, with building; sewer connection, water and gas; price \$7,000. Apply HENRY WELCH, corner 137th st., Southern Boulevard. FOR SALE—403 WEST 22D ST., HOUSE, THREE stery, 25 feet wide; good order. Owner within. COTTAGES, NEAR ELEVATED STATION, 161ST st, and 34 av., 55,009. EDWARD J. HARDING, 250 West 125th.

HANDSOME THREE STORY AND BASEMENT COR-ner Dwelling. 19x50x100: 16 cooms; all modern con-respondences: decorated throughout; cenerts he best corners in 25d ward; well adapted for physician; will be sold at a bargain to quick purchaser. inquire 875 Cantilwell av., corner 101st st., owner. SUPREME COURT PARTITION SALE—CHOICEST Fordbam Property, improved and vacant, near station. See Augtion column, JAMES L. WELLS, Augtioneer, 59 Liberty st.

CITY REAL ESTATE FOR SALE. North Side (Above Harlem River).

North Side (Above Harlem Rivers)

NOW IS THE TIME

28D AND 24TH WARD REAL ESTATE

WITH

JAMES L. WELLS,

59 LIBERTY ST.,

FOR

AUCTION OR PRIVATE SALE,

3 STORY AND BASEMENT HOUSE, 10 ROUMS AND bath; all improvements; 100 lost streat; pear "L" station; bargain; assy terms or exchange for suburban Lots,

WHIPPLE & HOWD, 184 East 10th 85. Lots. WHIFT LA ROOM HOUSE, BELLOW 59TH ST. cheap; elegant 12 room Cottage, Morris Dock; 20 per cont paying Temoments, WHIE SC. MOVER, 287 Lenox av.

\$200 CASH, \$450 MORTGAGE, -LOTS NEAR 210TH st., 10th av. and Broadway; bargain. DYCKMAN, 142 Horald Uptown. Horaid Uptown.

\$330 CASH—FULL, LOT, BEDFORD PARK, ADJOINing station, call at once. TREACY, 1,039 9th ar., Spd.

\$750—LOT 25X125, 23D WARD, INTERVALE AV., near 167th at., this is a bargain; must be sold at once.

Mrs. HOGAN, 175th at., near Prospect av.

Sty. HOGAN, FIGURE, REW OF THE BEST built three story Houses with all improvements; Morrisav, and 176th st., Mount Hope; this is a rare chance, as it will be sold for one thousand cash, balance morrigaging or per cent. Owner, 234 West 120th st. \$5,500 THREE STORY AND BASEMENT FRAME Dwelling, full lot, 020 East 155th st., ront \$525, Apply on premises, or A. WARD, 516 9th av.

Wiscellaneous.

A .- PRIVATE HOUSES!

128th st., East, 3 story and basement, 19x60x100. \$9,000
123d st., East, 3 story and basement, 18x100. 10,000
Lexington av., 3 story and basement, 20x50x30. 20,000
Madison av., 3 story and basement, 20x58x78. 27,000
3th st., West, 3 story and basement, 12x58x100. 17,000
3th st., West, 3 story and basement, 12x58x88. 17,000
3th st., West, 4 story and basement, 20x65x89. 23,000
8th st., West, 5 story and basement, 20x65x80. 25,000
8th st., West, 5 story and basement, 20x65x80. 25,000
8th st., West, 5 story and basement, 20x65x80. 25,000
8th st., West, 5 story and basement, 20x65x80. 25,000

Broadway.

A.—A.—THREE STORY DWELLING, CAHNET trim: decorated; gas fixtures; very little cash meded; will refuse no reasonable offer.

MAURICE J. SULLIVAN, 1,506 9th av., 89h st.

A.—CHOICE INVESTMENTS.—FLATS AND PRYATE Dwellings for sale in 0th and 16th wards brining in large ventals.

JOHN STEWART, 958 8th av.

large rentals.

JOHN STEWART, 958 8h av.

A NEAT THREE STORY BROWN STONE PRVATE
House: fine order all through; all decerated; cell and
examine it: a gem. Owner, 235 West 40th st.

A SAFE INVESTMENT.—FINE FLAT HOUSE, CENtraily located, helow 59th at, fine order; net in per
cent; no awants. OWNER, 122 Herald Uptown. HANDSOME DWELLING-BROWN STONE, WRST class location, \$13,000; mortgage to sult; possessiol, B, O'HARA, 1,145 2day.

class location, \$13,000; mortgage to suit; possession.

B. O'URAR, 1,145 2dwy.

INVESTMENT.—BUSINESS PROPERTY, EAS! 23D st. rent \$6,500, \$70,000; downtown Corner, ront \$6,600, \$80,000; also Flot on Pine st., will be sold reasonable.

IRACC MINERAL ROUSES, ALL SIZES, CHODEST locations; \$12,000 to \$40,000; will show thom any time.

MAURICE J. SULLIVAN, 1,506 9d sr.

LOTS, VICINITY CITY HALL AND BRIDGE; ALSO Fourth, Sixth and Soventh wards, hergain, \$5 STORY AND BASEMENT BROWN STONE DUBLE Flats; baths, mefricators and private halls to cach fast; size 27x75x100 cach; price \$21,500, ront 2,558; mortgage to suit purchaser; all tenanted.

STARR & AHERN, 1,800 3f av.

STARR & AHERN, 1,880 of av.

5 STORY AND BASEMENT BROWN STONE PARTY
meat House, size 30x90x100; passenger elevator, dentric
light and all improvements; all rented. For pariculars
apoly to A. M. WEIL, 150 Broadway.

\$0.000-ONE-HALF CASH, FOR A THREE STORY
and basement House; let 83x150, WAGER & JUKER,
287 Broadway, or JONAS & ROMAINE, 61 West 15th st.

\$10,000.—THREE STORY SINGLE FLAT, FULL LOT, Call for particulars. MURRAY'S, 2,030 M av. BROOKLYN PROPERTY FOR SALE AND TO RENT.

A \$83,000 HOUSE FOR \$32,500 TO SETTLE AN EStula.—Convenient corner four story and basemen brown
stone Dwelling. 22x70x50, in fine neighborhost, five
minutes from City Hell; nine years old; built is order
and now without fault; extraordinary improvements.
Modern hardwood Stable on adjoining street may be had
for \$7,500.

GEO. E. LOVETT & CO., 50 Caprist.

GEO. E. LOVETT & CO., 58 Court st. A BEAUTIFULLY ARRANGED AND DECRATED Flat, with all improvements; brown stone home; Lafay-stre av., near Grand, two blocks from statle; is first lass order and neighborhood; also elegant; furnished flat in same bouce; 25 minutes from New York City, stall; second Flat, sight rooms, \$32; furth Flat, \$28, eight rooms, \$32; furth Flat, \$32;

AT A SACRIFICE.
A three story brick Flat, six rooms and bath; al improvements on each floor; carpet, chandeliers; handsomely papered and decorated throughou; one block from Broadway "L" station; price \$5,000; bank more gage of \$3,550 at 5 per cent.
W. H. AURICOLA, 1,488 Broadbay.

A TWO STORY STORE IN WALLABOUT MARKET for sale, together with Stable. W. F., Herald Broklyn HABGAIN, TO CLOSE ESTATE.—SIX NEWTWO story and basement brick and stone Dwellings,073 to 681 Hancock at, between Reid and Patchen avs., trook lya, containing 10 rooms and all improvements; tems to suit; open Sunday. Apply janitor, on premises, c P. J. GRACE, 381 Fulton at, Brocklyn.

GRACE, 381 Futton at, Brooklyn.

BARGAIN.—THREE STORY DOUBLE FLA: 38
rooms and baths; all improvements ranges, dumbraties,
chandellors; halls and stairs carpeted; speakingsteel
electric bells, &c.: one-balf block from "L" roa; rent
\$050 yearly; price 8,000; easy terms.

M. AGRICOLA, 1,480 Broadray. BROADWAY PROPERTY FOUR STORY raisentied from front, size 25x37x100; all improved built; adapted for any business, price is,000 quash. W. H. AGRICULA, 1,489 Bros.

BROADWAY PROPERTY, TWO STORY HOUSE, 20 less front, price \$3.500.

W. H. AGRICOLA, 1,480 Broadwa. W. H. AGRICULA, 1,400 Broadwa.

FOR SALE-ON ONE OF THE BEST LOCATIONS
on the Park slope, two of the finest three story and bisement brown stone front Houses with box stoops, finited
in hardwood throughout; have all modern imporements; dising room extension on parior door, liftary
and electric service complete. For particulars is called
on premises, Nos. 799 and 788 Carroll st., between 7th on premises, Nos. 165 and Stb avs., of JOHN MAGILLIGAN, owner and builter.

FOR SALE OR EXCHANGE—HOUSES; SEVIRAL Plastory and basement brown stone and Ohio free tone Houses; artistic in design and finish: 12 roomst all interest improvements; hardwood trin; choice leestin; one block from "L" station; terms easy; or I will exchange for Lots or desirable Suburban Property, C. P. HEYWARD, 254 Tompkins av., Brooklyn, Opes evenings and Washington's Birthday.

FOR SALE—\$750 CASH.—NEW MODERN COTTAGE, to tological manufacture of the control of the co

FOR SALE-THREE STORY BRICK HOUSE, 160 Pulman av., for \$5,000; ranted for \$480 per annum. J. CLARK, 438 Broadway, New York. LOOK AT THIS!

A two story and basement House in the 18th ward, 12th A two story and basement House in the 18th ward, 12th A two backs, 10th blocks from "L" station; 14 rooms and two baths; 10th blocks from "L" station; 14 rooms and two baths; 10th blocks from "L" station; 14 rooms and two backs, 12th blocks, 12th b

MANUFACTURERS, ATENTION :- I HAVE FOR sale five city Lots in Brokelys, convenient to abipping point, which are available for factory site; a bargain, address BUILDER, 20 West 14th st. STORE TO LET. 43 SANDS ST., BROOKLYN, BY the Bridge; great thoroughfare; excellent opportunity for liquor, drug, gents' furnishing or aboo business Apply to H. SCHUMANN, 334 Canal st., New York.

TO LET-FLATS.
Within five minutes' walk of Prospect Park and conveniently located near "L" station, within 20 minutes' of New York City Hall; large five to eight room Flats, with private halls, either northerly or noutherly exposure, all light rooms, £20 to £35; all in perfect order and newly decorated; do not fail to examine these flats before realing elsewhere when liberal terms will be made to desirable tenants.

Apply to JOHN PULLMAN.

Main office, 741 Union at, corner 5th aw, Brooklyn, Branca office, 741 Union at, corner 5th aw, Brooklyn, Branca office, 396 7th aw, corner 12th at, Brooklyn, TO LET-IN BROOKLYN, E. D.-TWO NEW FAC tory Bulkings, 110x85 feet; Rosbling at, corner North 2d, close to ferries and froight dopots; two clewators four stairways; light on all sides; asbestes doors; for insurance rates; whole Bulkings or Lotts of 4,000 and 8,000 square feet.

JAMES CAYANAGH, 17 Hope st., Brooklys, E. D. TO LET -A FINE BUSINESS CORNER ON 5TH AV.
near Washington Park; will be leased only to responsible party; possession May I. Apply to
JOHN PULLMAN,
741 Union st., corner 5th av., Brocklyn.

and bath.

\$1,600 cash, \$6,400 mortgago.—Three story and base
ment brown stone on 5th st.; convenient to "L" station
20x45x90; 11 rooms. This is a bargain.

\$5,500 cash, \$5,000 mortgago.—Two story and basemen
brown stone flouse on 4th st.; eight rooms and bath; al